

5. **2007SP-147G-02**
Elite Gate Company
Map 033-00, Parcel 121.01, 121.02
Subarea 2 (2006)
Council District 10 - Rip Ryman

A request to change from RS20 and CS to SP zoning properties located at 1170 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,590 feet east of W. Campbell Road (3.23 acres), to permit 12,000 square feet of light manufacturing/assembly with outdoor storage, and 1,864 square feet of general office, and to allow for future uses consistent with MUL zoning district, requested by Charles and Sandra Deaton, owners.

Staff Recommendation: Approve with conditions

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APPLICANT REQUEST -A request to change 3.23 acres from Single-Family Residential (RS20) and Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning properties located at 1170 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,590 feet east of W. Campbell Road, to permit 12,000 square feet of light-manufacturing/ assembly with outdoor storage, and 1,864 square feet of general office, and to allow for future uses consistent with MUL zoning district.

Existing Zoning

CS District - Commercial Service is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

RS20 District - RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

PARKWOOD-UNION HILL COMMUNITY PLAN

Mixed Use (MU) - MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy? The proposed SP district provides the opportunity for a mixture of uses on the property which will allow for future development consistent with the MU policy. Approving the SP zoning

provides a framework for redevelopment of the property because the plan calls for future uses and development consistent with MUL zoning.

The change in zoning is moving these properties toward the policy by providing for a mix of uses, rather than only commercial uses along Dickerson Pike, and a mix of uses, rather than just residential, on the rear portion of the site. The SP provides standards for future redevelopment that will create a more pedestrian oriented, horizontally and vertically mixed development.

Under the SP, the existing house will remain for an office and the rear portion of the site will be used for light-manufacturing. These are, in effect, interim uses as the SP requires a mixture of uses should the site redevelop in the future.

PLAN DETAILS

Site Plan - The proposed SP plan calls for the existing 1,864 square foot house to be used for general office uses, while it allows for two new 6,000 square foot buildings at the rear of the site. The two buildings at the rear of the site will be screened from Dickerson Pike by an ornamental fence and a 10 foot wide landscape buffer yard on the north and west sides. The perimeter of the site will also be screened with an ornamental fence and a 30-foot wide "D" landscape buffer yard, as defined by 17.24.240 of the Zoning Code, on the east and south sides to buffer this site from the surrounding cemetery.

The rear portion of the site will include two, one-story buildings with a total of 12,000 square feet for a fence/gate assembly facility, while the house at the front of the site will be used for the offices for this facility. A small portion of the site is designated for outdoor storage at the rear of the site on the south side. The rear portion of the site, proposed for light-manufacturing/ assembly uses, will be screened and buffered so that these uses are not visible from the street.

Signage - Signage with this SP district is limited to building mounted and monument style signage only with a maximum square footage of 48 square feet. Wall mounted building signs shall have a maximum area of 48 square feet. Awning signs shall have a maximum sign area of 40% of the principal face of the awning. The principal face of the awning is the one signable area selected for display on an awning. No other portions of the awning may be used for signage.

Monument signs shall not exceed six feet in height. For any portion of the monument sign located within 15 feet of the driveway the maximum height shall be three feet. No back lit or internally lit signs are permitted. The signage provisions apply to the proposed development within the SP and any future redevelopment.

Access - Vehicular access to the property will be through a driveway from Dickerson Pike. The driveway includes a walkway from the office building to the new sidewalk along Dickerson Pike that is included in this plan.

Parking - A small parking area with 6 spaces is proposed behind the office structure, while 14 additional parking spaces are proposed at the rear of the site for the assembly facility.

FUTURE REDEVELOPMENT -Should this site redevelop in the future, this Specific Plan requires development standards consistent with MUL zoning. Any redevelopment must also be consistent with the adopted Community Plan for the area. Any redevelopment of the site shall comply with the following standards and a revised plan shall be approved by the Planning Commission, and may require Council approval:

SP Standards for Redevelopment -The following standards will apply to redevelopment of the site if it is used for anything other than the office and light manufacturing uses, as currently proposed:

Commercial Setbacks:

Front: 5' minimum-10' maximum (additional setbacks may be required to accommodate outdoor dining, and adequate pedestrian buffers)

Rear: 20' minimum

Side: 0' minimum for primary structures; 6' minimum for parking along side streets

Residential Setbacks:

Front: 10' minimum -15' maximum

Rear: 20' minimum

Side: 5' minimum for primary structures; 6' minimum for parking along side streets.

Height: 14' minimum, four stories maximum

Massing and Scale: A primary pedestrian customer entrance shall be located along Dickerson Pike. The minimum glazing requirement for the first story shall be 35 percent of the building face and 25 percent for all other stories. Facades greater than 100 feet in length shall incorporate recesses and projections that are a minimum of three feet in depth and a minimum of 20 contiguous feet within each 100 feet of façade length.

Streetscape: Street trees in wide planting strips shall be required.

Permitted Uses for redevelopment of the site: Only uses permitted within the MUL district shall be allowed.

RECENT REZONINGS - None

STORMWATER RECOMMENDATION -Preliminary SP Approved except as noted below:

- Detention shall reside outside of street setback.
- Offsite water appears to be entering site. This runoff should be located within an easement. No buildings shall reside within the easement width.

PUBLIC WORKS RECOMMENDATION -All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design and improvements may vary based on field conditions.

Typical Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	2.17	1.85	4	39	3	5

Typical Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	1.06	0.140	6,464	315	13	37

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office(710)	1.06	NA	1,400	50	7	7

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Light Manufacturing (110)	2.17	NA	12,000	84	12	12
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Maximum Uses in Existing Zoning District: RS20

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210)	2.17	1.85	4	39	3	5

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR	Total Square Feet	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Strip Shopping (814)	1.06	0.60	27,704	1223	30	88

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--				-1128	-14	-74

STAFF RECOMMENDATION - The proposed SP moves the zoning closer to conformance with the mixed use policy in the area and staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any building permits, a final plat shall be recorded consolidating the two lots into one lot. Any necessary public improvements must be constructed or bonded prior to the recordation of the plat.
2. The following note shall be added to the final site plan: "The existing ingress/egress easement on the site will not be used for commercial access to this SP district."
3. Should this site redevelop in the future, this SP plan requires development to be consistent with MUL zoning for all standards not specifically outlined in the SP district. Any redevelopment must also be consistent with the adopted Community Plan for the area. Any redevelopment of the site shall require a revised plan to be approved by the Planning Commission, and may require Council approval as determined by the Executive Director of the Planning Department. The following standards shall apply to redevelopment of the site if it is used for anything other than the office and light manufacturing uses, as currently proposed:

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Streetscape: Street trees in wide planting strips shall be required.

Permitted Uses for redevelopment of the site: Only uses permitted within the MUL district shall be allowed.

4. Signage with this SP district is limited to building mounted and monument style signage only with a maximum square footage of 48 square feet. Wall mounted building signs shall have a maximum area of 48 square feet. Awning signs shall have a maximum sign area of 40% of the principal face of the awning. The principal face of the awning is the one signable area selected for display on an awning. No other portions of the awning may be used for signage. Monument signs shall not exceed six feet in height. For any portion of the monument sign located within 15 feet of the driveway the maximum height shall be three feet. No back lit, or internally lit signs are permitted.
5. The application, including attached materials, plans, and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance in the review of the final site plan, final plat, and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL zoning district at the effective date of this ordinance, which must be shown on the plan.
7. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
8. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
9. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. Minor adjustments to the site plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final

SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds. Failure to submit a final corrected copy of the preliminary SP plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions, (8-0) *Consent Agenda*

Resolution No. BL2007-335

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-147G-02 is **APPROVED WITH CONDITIONS. (8-0)**

Conditions of Approval:

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The proposed SP district provides the opportunity for a mixture of uses on the property which is consistent with the Parkwood/Union Hill Community Plan's Mixed Use policy, which is intended for an integrated and diverse blend of compatible land uses such as office, retail and residential."